Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING DIVISION
PLAN NO. Adc/0161/08
DATE 18 APR 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	RICHARD
Last name:	BALL
Company (optional):	THE BURRELL ARMS LLP
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	152 CHURCH ROAD
Address 2:	
Address 3:	
Town:	HOVE
County:	EAST SUSSEX
Country:	UK
Postcode:	BN3 2DL

2. Agent Name and Address

Title:	MR
First name:	RICHARD
Last name:	MORRICE
Company (optional):	MILLER BOURNE ARCHITECTS
Unit:	332
House number:	
House suffix:	
House name:	
Address 1:	KINGSWAY
Address 2:	
Address 3:	
Town:	HOVE
County:	EAST SUSSEX
Country:	UK
Postcode:	BN3 4QW

3. Description of the Proposal

Please describe the proposed development, including any change of use:

EXTENSION OF BASEMENT, ALTERATIONS TO ELEVATIONS FROM APPROVED PLANS APPLICATION ADC/0430/06.
CHANGE OF USE OF THE GROUND FLOOR & BASEMENT FROM USER CLASS A4 TO A3

Has the building, work or change of use already started? [X] Yes [ ] No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): 03/04/2007 (date must be pre-application submission)

Has the building, work or change of use been completed? [ ] Yes [ ] No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: 46 House number: House suffix:

House name: THE FORMER BURRELL ARMS PUB

Address 1: BRUNSWICK ROAD

Address 2:

Address 3:

Town: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode (optional): BN43 5WB

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: N/A

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

WASTE BIN STORE.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

SEPERATE BINS.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	PAINTED RENDER	PAINTED RENDER	☐	☐	
Roof	SLATE	SLATE & LEAD	☐	☐	
Windows	PAINTED TIMBER	PAINTED TIMBER	☐	☐	
Doors	PAINTED TIMBER	PAINTED TIMBER	☐	☐	
Boundary treatments (e.g. fences, walls)	N/A		☐	☐	
Vehicle access and hard-standing	N/A		☐	☐	
Lighting	N/A		☐	☐	
Others (please specify)	N/A		☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles	N/A		
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [X] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [X] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

CONNECTS ARE EXISTING

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[ ] Yes [X] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [X] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [X] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [X] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

N/A

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? [ ] Yes [X] No

If Yes, please describe the last use of the site:

PUBLIC HOUSE

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [X] No

Land where contamination is suspected for all or part of the site? [ ] Yes [X] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [X] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [X] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [X] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [X] Yes [ ] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

FOOD WASTE & BOTTLES ETC TO BE COLLECTED BY LICENCED CONTRACTOR

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☒				
	Net tradable area:	☒				
A2	Financial and professional services	☒				
A3	Restaurants and cafes	☒				
A4	Drinking establishments	☐	224	224	224	
A5	Hot food takeaways	☒				
B1 (a)	Office (other than A2)	☒				
B1 (b)	Research and development	☒				
B1 (c)	Light industrial	☒				
B2	General industrial	☒				
B8	Storage or distribution	☒				
C1	Hotels and halls of residence	☒				
C2	Residential institutions	☒				
D1	Non-residential institutions	☒				
D2	Assembly and leisure	☒				
OTHER	Please specify	☒				
		☐				
	Total		224	224	224	

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☒			
C2	Residential Institutions	☒			
Other	Hostels	☒			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees	4	4		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
RESTAURANT	7am - 11 pm	7am - 11pm	7am - 11 pm.	

22. Site Area

Please state the site area in hectares (ha) [ ]

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	MILLER BOURNE ARCHITECTS	26/02/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	MILLER BOURNE ARCHITECTS	26/02/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☒	The correct fee:	☐
		3 copies of a design and access statement:	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☒	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☐
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☐	3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	MILLER BOURNE ARCHITECTS	26/02/2008.	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01273	411399	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Country code:	Fax number (optional):
01273	411464

Email address (optional): design@miller-bourne.co.uk.

30. Site Visit

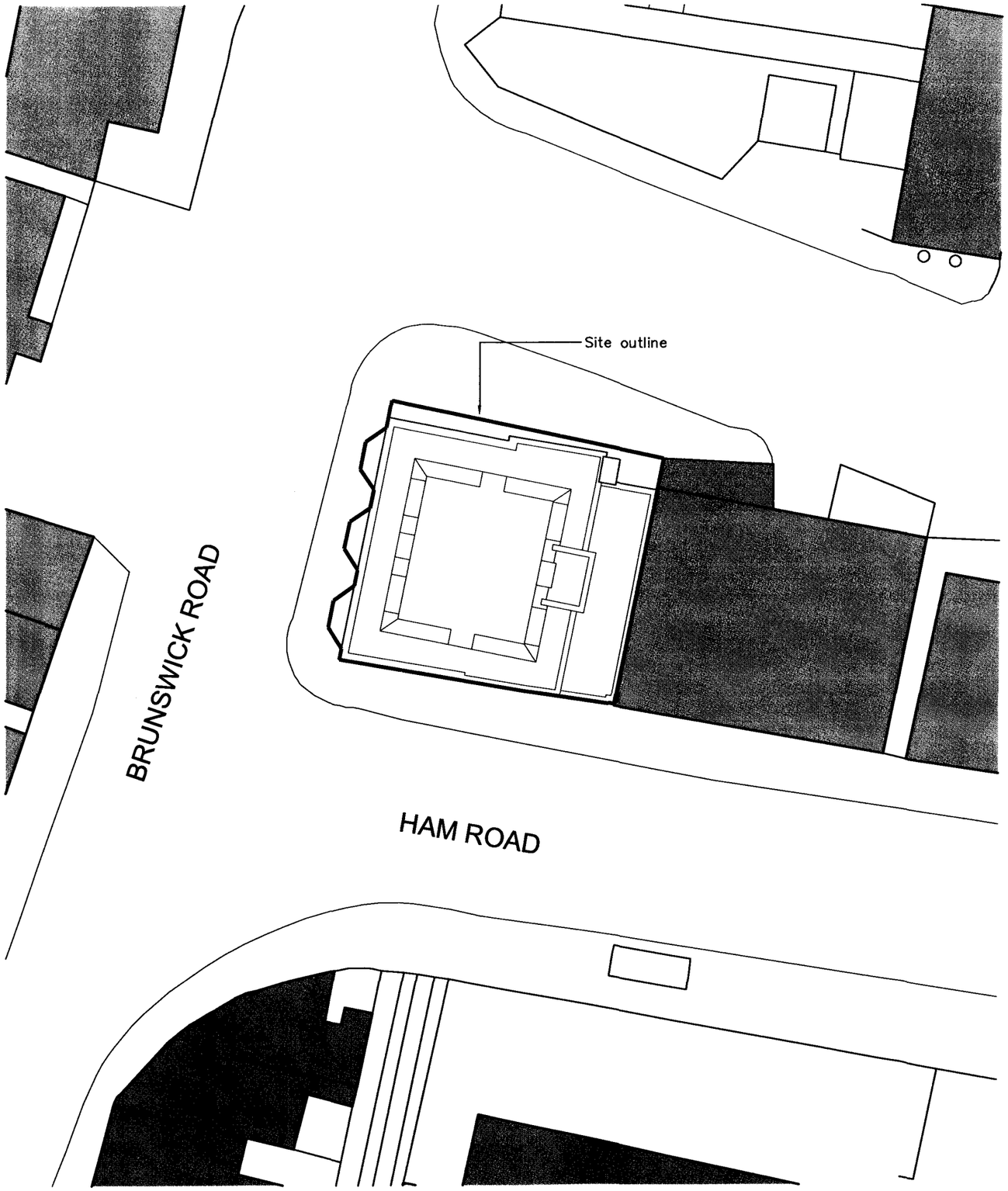
Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☒ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:



Block Plan 1:250



Received
18 APR 2008



Location Plan 1:250

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences

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Notes

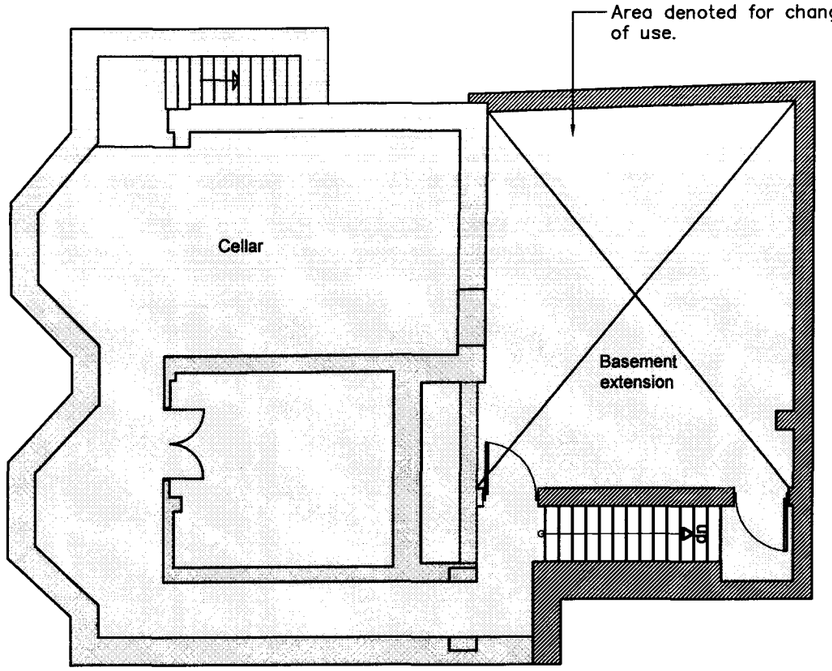
Rev	Date	Description	Drawn	Checked
-	180308	First Issue		

The Burrell Arms, Shoreham-by-sea

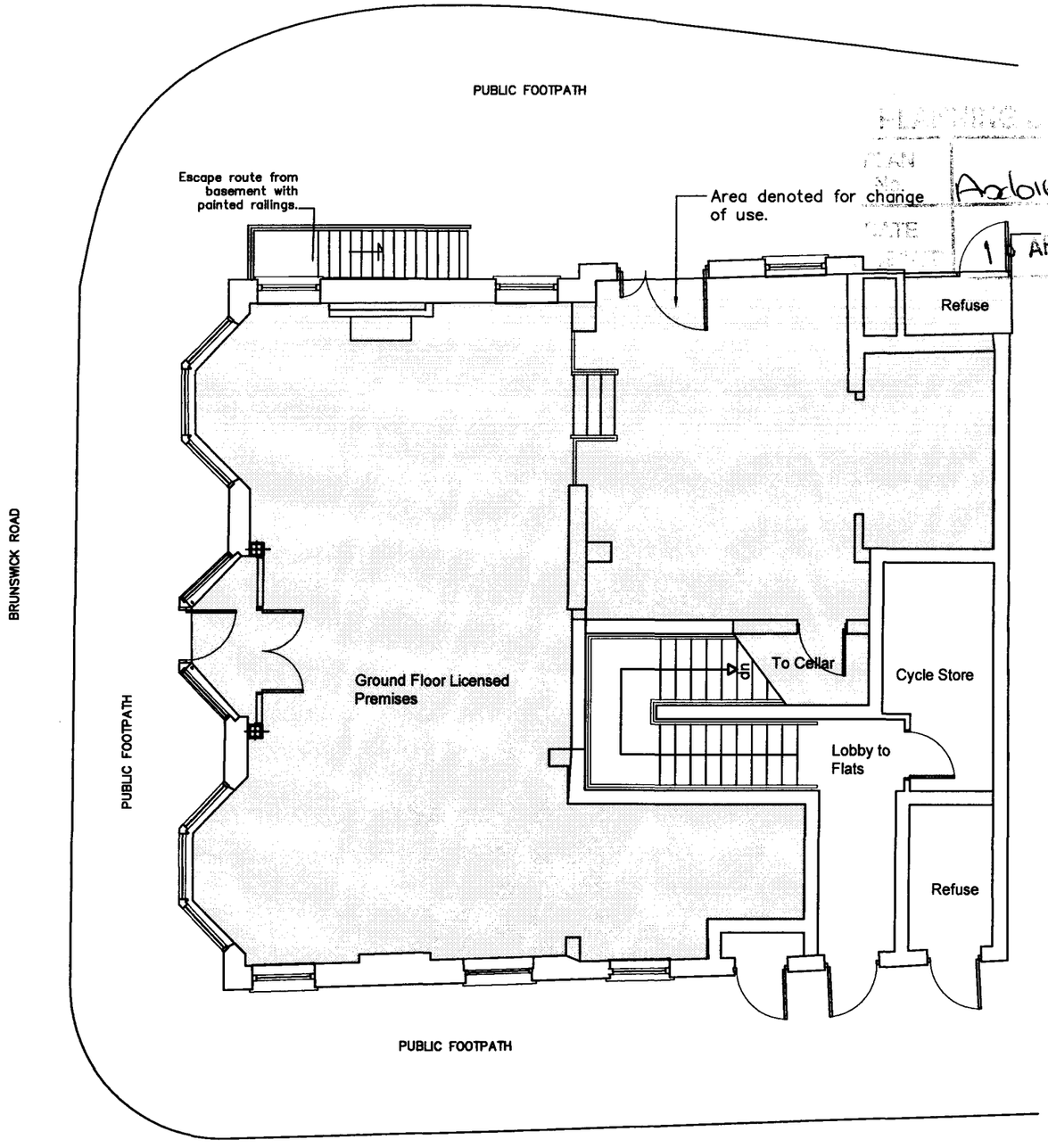
Site & Location Plans.

Scale: 1: @ A1 | Job: 3994 | Dwg: AD-01 | Rev:

MILLER ARCHITECTS
332 Kingsway
Hove East Sussex
BN3 4QW
T: 01273 411399
F: 01273 411464
design@miller-bourne.co.uk



Basement Floor Plan 1:100



Ground Floor Plan 1:100

PLAN No. Ax/0161/08
DATE 15 APR 2008

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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Notes

Rev	Date	Description	Drawn	Checked
-	18.03.08	First Issue	RM	

The Burrell Arms Shoreham-By-Sea

Basement & Ground Floor Plans

Scale	Job	Dwg	Rev
1: 100@ A3	3994	AD-20	-

MILLER BOURNE ARCHITECTS
332 Kingsway
Hove East Sussex
BN3 4QW
T: 01273 411399
F: 01273 411464
design@miller-bourne.co.uk



Southern Elevation 1:100

PLANNING
PLAN No. A06/0161/08
DATE 18 APR 2008



Northern Elevation 1:100

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements drawings and specifications.
Any discrepances between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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Notes

Rev	Date	Description	Drawn	Checked
-	18.03.08	First Issue	RM	

The Burrell Arms Shoreham-By-Sea

Northern & Southern Elevations

Scale	Job	Dwg	Rev
1: 100@ A3	3994	AD-20	-

MILLER ARCHITECTS
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Hove East Sussex
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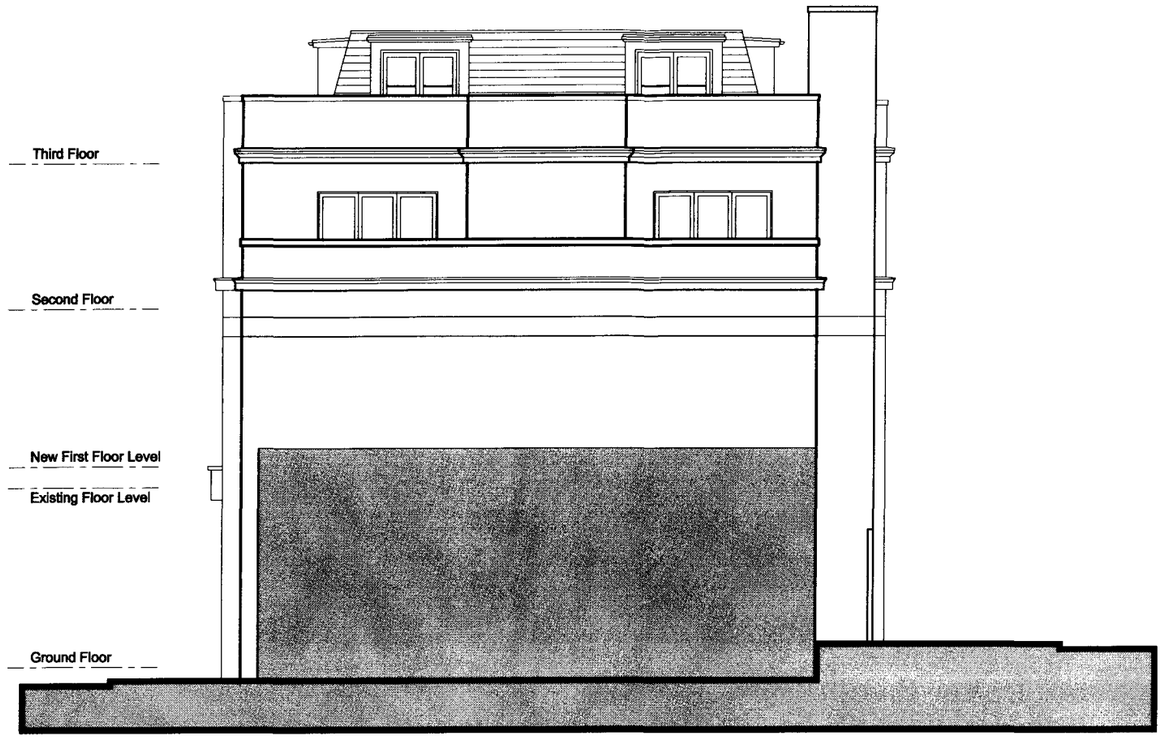
F: 01273 411464
design@miller-bourne.co.uk



Eastern Elevation 1:100



Southern Elevation 1:100

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences

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Notes

Rev	Date	Description	Drawn	Checked
-	18.03.08	First Issue	RM	

The Burrell Arms Shoreham-By-Sea

Eastern & Western Elevations

Scale	Job	Dwg	Rev
1: 100@ A3	3994	AD-22	-

MILLER ARCHITECTS
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Hove East Sussex
BN3 4QW
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design@miller-bourne.co.uk

Archives

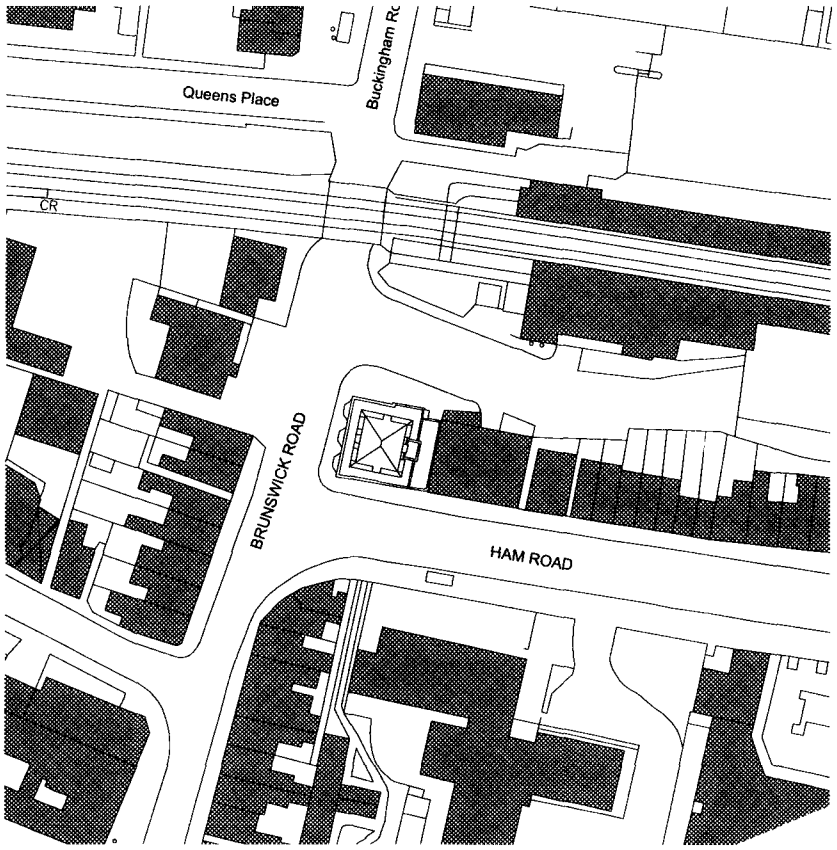
18 APR 2008

Design & Access Statement

for

Proposed Extension & Alterations to The Burrell Arms, Brunswick Road, Shoreham-By-Sea

18 APR 2008



Miller Bourne Architects
332 Kingsway, Hove, East Sussex, BN3 4QW

April 2008

Proposed Extension & Alterations to The Burrell Arms, Brunswick Road, Shoreham-By-Sea.

Design & Access Statement

This Design & Access Statement is to cover alterations from the Approved Plans submitted as part of Planning Application Ref ADC/0430/06 which was granted approval in April 2007. This application was for the extension and alterations of the existing building to create 5 Flats above a ground floor Licensed Premises.

Subsequent to this the works have been carried out and a number of alterations to the approved plans have been included.

History & Context

The Burrell Arms was originally called the Burrell Hotel, named after the local MP, Sir Walter Wyndham Burrell (1814-1886), and was opened shortly after the opening of the railway.

The Hotel was once a major building within the town, with its grand three bay fronted façade and generous floor to ceiling heights, especially to the first floor, which is dominated by the large sash bay windows.

Existing Building

Located on a prominent site marking the corners of Brunswick Road, Ham Road and the access road to the railway station, the building is very much a landmark within the town and marks the beginning of the town centre from the northern approach of Buckingham Road. It is also the first image one gets of Shoreham when coming out of the railway station.

Over the last few decades the building has not been adequately maintained internally or externally, and has become a rather sad reflection of the prominence it once had within the town. The layout of the building, with large amounts of accommodation on the upper floors accessed via a central stair behind the bar did lend itself to being converted back to providing good quality B&B accommodation.

The approved development looked as well as providing high quality residential and a licensed accommodation within the centre of the town also looked to restore the fabric of the original building. This has work has been carried out but during the construction, alterations have been made, either to maximize the potential and quality of the proposed restaurant on the ground floor or to improve the aspect of the flats above.

The Proposals

The alterations can been seen on the drawings attached and listed below.

Ground Floor & Basement

1) The basement level has been extended by approximately 33m² to provide additional storage and preparation space which helps to maximise the potential and quality of the ground floor accommodation.
2) The fire officer has requested that the means of escape from the basement is improved which has required that the existing access hatch at in the north eastern corner of the building is extended to provide a stair with protective railings.
3) On the northern elevation the access door into the upper part of the ground floor has been swapped with the adjacent window which provides a larger access door. The main existing access which will be wheelchair accessible at the front of the building will be maintained.
4) The fascia on the front of the building has been removed to create a cleaner façade.

Elevations & Massing

1) The size and locations of a number of the windows on the northern and southern elevations have been amended but we believe they are still in keeping with the feel and character of the original building.
2) The railings to the rail balconies have been replaced with a simply parapet wall to match the top floor.

Access & Travel

Access into the building has remained as the approved drawings.

RM:3994:3.1
April 2008